179.0	0006	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,009,400 / 1,009,400
					USE VALUE:	1,009,400 / 1,009,400
					ASSESSED:	1,009,400 / 1,009,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
462		APPLETON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MESROPIAN LEON/ LIFE ESTATE
Owner 2:	
Owner 3:	
Street 1:	462 APPLETON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MESROPIAN LEON & ROXIE B -
Owner 2:	-
Street 1:	462 APPLETON ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .384 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1950, having primarily Clapboard Exterior and 2715 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt	14	CPA
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	16736.000	363,900		645,500	1,009,400
Total Card	0.384	363,900		645,500	1,009,400
Total Parcel	0.384	363,900		645,500	1,009,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 371.84 /Parcel: 371.84

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct

121790

GIS Ref

GIS Ref

Insp Date

07/13/18

!14107!

PREVIOUS ASSESSMENT

Parcel ID: 179.0-0006-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	363,900	0	16,736.	645,500	1,009,400		Year end	12/23/2021
2021	101	FV	349,600	0	16,736.	645,500	995,100		Year End Roll	12/10/2020
2020	101	FV	349,600	0	16,736.	645,500	995,100	995,100	Year End Roll	12/18/2019
2019	101	FV	272,900	0	16,736.	636,200	909,100	909,100	Year End Roll	1/3/2019
2018	101	FV	272,900	0	16,736.	488,700	761,600	761,600	Year End Roll	12/20/2017
2017	101	FV	272,900	0	16,736.	461,000	733,900	733,900	Year End Roll	1/3/2017
2016	101	FV	272,900	0	16,736.	424,200	697,100	697,100	Year End	1/4/2016
2015	101	FV	271,500	0	16,736.	396,500	668,000	668,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	18:21:08

LAST REV

Date	Time
11/29/21	15:48:22
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 14107

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MESROPIAN LEON	72104-222	1	1/8/2019	Convenience	99	No	No		
	10963-473		10/21/1965			No	No		Aroxy (Roxie) Mesropian dod 1/27/2019

USER DEFINED

Prior Id # 1:	121790
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
7/13/2018	Meas/Inspect	CC	Chris C
10/15/2008	Meas/Inspect	345	PATRIOT
11/7/2005	OWNR INFO	BR	B Rossignol
12/22/1999	Meas/Inspect	264	PATRIOT
7/13/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		16736		Sq. Ft.	Site		0	70.	0.55	6									645,461						645,500	

Total AC/HA:	0.38421	Total SF/SM:	16736	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	645,461	Spl Credit		Total:	645,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1950	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	30	%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Fair
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.19151616
Const Adj.:	1.00289977
Adj $ / SQ:	119.497
Other Features:	83000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	447024
Depreciation:	83146
Depreciated Total:	363878

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 7 | BRs: 3 | Baths: 1 | HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

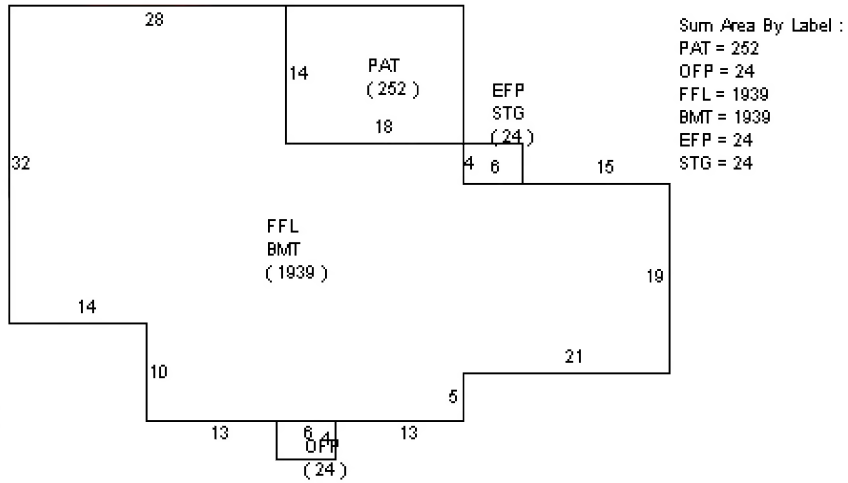
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	131.45
Special Features:	0	Val/Su Net:	86.60
Final Total:	363900	Val/Su SzAd	187.67

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,939	45.170	87,584
FFL	First Floor	1,939	119.500	231,705
PAT	Patio	252	3.750	945
EFP	Enclos Porch	24	72.810	1,747
OFP	Open Porch	24	44.130	1,059
STG	Storage	24	14.370	345

Net Sketched Area: 4,202 | Total: 323,385

Size Ad 1939 | Gross Area 4202 | FinArea 2715

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	A	

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

PARCEL ID

179.0-0006-0001.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total:

IMAGE

AssessPro Patriot Properties, Inc